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An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Laxminarayan Heaven"

"Laxminarayan Heaven" Proposed Residential & Commercial Building on Plot No. 1 + 2, Survey No. 208/6, Village – Pathardi, Sunrise Road, Pathardi Gaulane Road, Near St. Thomas Bethany Convent School, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India

Latitude Longitude: 19°56'16.1"N 73°45'49.6"E

Valuation Done for:

State Bank of India

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik Pin Code – 422 007, State - Maharashtra, Country – India



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S), India

☎ **+91 22 47495919**

✉ mumbai@vastukala.co.in

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Vastu/SBI/Nashik/05/2024/8781/2306370

18/03-230-V

Date: 18.05.2024

MASTER VALUATION REPORT OF "Laxminarayan Heaven"

"Laxminarayan Heaven" Proposed Residential & Commercial Building on Plot No. 1 + 2, Survey No. 208/6, Village – Pathardi, Sunrise Road, Pathardi Gaulane Road, Near St. Thomas Bethany Convent School, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India

Latitude Longitude: 19°56'16.1"N 73°45'49.6"E

NAME OF DEVELOPER: M/s. Sahajanand Builders And Developers

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **17th May 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Laxminarayan Heaven" Proposed Residential & Commercial Building on Plot No. 1 + 2, Survey No. 208/6, Village – Pathardi, Sunrise Road, Pathardi Gaulane Road, Near St. Thomas Bethany Convent School, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. It is about 10.7 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Sahajanand Builders And Developers	
Project Registration Number	Project	RERA Project Number
	Laxminarayan Heaven	P51600054919
Register office address	M/s. Sahajanand Builders And Developers Address: Office No. 1, "Radhe Lakshmi Residency", Pathardi Phata, Wasan Nagar, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Sidharth Patel (Sales Person - Mobile No. 08446255575)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot Road
On or towards South	Sunrise Road
On or towards East	Open Plot
On or towards West	Internal Road & Open Plot



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
State Bank of India
 AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,
 Plot No. 45-47, D - Road, MIDC, Satpur, Nashik
 Pin Code – 422 007, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General								
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.							
2.	a)	Date of inspection : 17.05.2024							
	b)	Date on which the valuation is made : 18.05.2024							
3.	List of documents produced for perusal								
	1.	Copy of Legal Title Report issued by Adv. Tejaswini Akde date 30.11.203 (As per RERA Certificate)							
	2.	Copy of Engineer's Certificate date 12.01.2024 issued by Er. Sagar Shah (As per RERA Certificate)							
	3.	Copy of Architect's Certificate date 10.01.2024 issued by Ar. Pankaj Jadhav (As per RERA Certificate)							
	4.	Copy of Affidavit cum Declaration of Mr. Vipul R. Navapariya as a partner of M/s. Sahajanand Builders And Developers date 17.01.2024 (As per RERA Certificate)							
	5.	Copy of Declaration about Commencement Certificate date 07.06.2021 issued by M/s. Sahajanand Builders And Developers (As per RERA Certificate)							
	6.	Copy of MAHARERA Registration Certificate of Project No. P51600054919 issued by Maharashtra Real Estate Regulatory Authority date 21.02.2024. Last Modified date 05.02.2024							
	7.	Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / B2/ 173 / 2023 date 17.10.2023 Executive Engineer Town Planning Nashik Municipal Corporation, Nashik							
	8.	Copy of Approved Building Plan No. B2 / BP / 173 / 2023 date 17.10.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. Approved upto:							
		<table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td rowspan="4">Ground (part) + Stilt (part) + 1st to 7th Upper Floors</td> </tr> <tr> <td>2 / B to C</td> </tr> <tr> <td>3 / E</td> </tr> <tr> <td>4 / F to H</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A	Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors	2 / B to C	3 / E	4 / F to H
Building No. / Wing	Number of Floors								
1 / A	Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors								
2 / B to C									
3 / E									
4 / F to H									
	Project Name (with address & phone nos.)	: "Laxminarayan Heaven" Proposed Residential & Commercial Building on Plot No. 1 + 2, Survey No. 208/6, Village – Pathardi, Sunrise Road, Pathardi Gaulane Road, Near St. Thomas Bethany Convent School, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India							
4.	Name of the owner(s) and his / their address (es)	: M/s. Sahajanand Builders And Developers							



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with Phone no. (details of share of each owner in case of joint ownership)	<p>Address: Office No. 1, "Radhe Lakshmi Residency", Pathardi Phata, Wasan Nagar, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India</p> <p>Contact Person: Mr. Sidharth Patel (Sales Person - Mobile No. 08446255575)</p>
5. Brief description of the property (Including Leasehold / freehold etc.)	

About "Laxminarayan Heaven" Project:

Sahajanand Laxminarayan Heaven is a residential project in Pathardi, Ahmednagar. It is set in an area of 0.88 Acres. Sahajanand Laxminarayan Heaven offers Apartment. Available configurations include 1 BHK, 2 BHK. Apartment, as per the area plan, are in the size range of 322.0 - 573.0 sq.ft.. The property is Under Construction. There are 4 buildings for sale. The project was launched in February 2024 and possession date of Sahajanand Laxminarayan Heaven is Dec, 2028. Sahajanand Laxminarayan Heaven is located in Warkarai Chowk, Opposite SSK World Club, Pathardi Phata. The project is developed by Sahajanand Builders And Developers. This project meets all mandates as required by the state authority. RERA ID of Sahajanand Laxminarayan Heaven is P51600054919.

TYPE OF THE BUILDING:

Building No. / Wing	Number of Floors
1 / A	Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.
2 / B to D	Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.
3 / E	Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.
4 / F to H	Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.

LEVEL OF COMPLETEION:

Building No. / Wing	Present Stage of Construction	Percentage of work completion
1 / A	Work not yet started.	0%
2 / B to D	RCC work upto 6 th Floor & Brick work upto 4 th floor is completed.	47%
3 / E 4 / F to H	Work not yet started.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December – 2028 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs

PROPOSED PROJECT AMENITIES:

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with Mosquito Net



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	<ul style="list-style-type: none"> ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Open Gymnasium ➤ Solar Power Plant ➤ Garden, Yoga Space ➤ Green Gym, Jogging track ➤ Basket Ball Ring, CCTV 				
6.	Location of property		:		
	a)	Plot No. / Survey No.	:	Plot No. 1 + 2, Survey No. 208/6, Village – Pathardi	
	b)	Door No.	:	Not applicable	
	c)	C. T.S. No. / Village	:	Survey No. 208/6, Village – Pathardi	
	d)	Ward / Taluka	:	Taluka - Nashik	
	e)	Mandal / District	:	Dist. - Nashik	
7.	Postal address of the property		:	"Laxminarayan Heaven" Proposed Residential & Commercial Building on Plot No. 1 + 2, Survey No. 208/6, Village – Pathardi, Sunrise Road, Pathardi Gaulane Road, Near St. Thomas Bethany Convent School, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India	
8.	City / Town		:	Sunrise Road, Pathardi Gaulane Road, Taluka - Nashik, District - Nashik,	
	Residential area		:	Yes	
	Commercial area		:	Yes	
	Industrial area		:	No	
9.	Classification of the area		:		
	i) High / Middle / Poor		:	Middle Class	
	ii) Urban / Semi Urban / Rural		:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Executive Engineer Town Planning Nashik Municipal Corporation, Nashik, Village - Pathardi	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No	
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.	
13.	Boundaries of the property	As per Title Report		As per MAHARERA	As per Site
		Plot No. 1	Plot No. 2		
	North	Survey No. 208/2/1	Survey No. 208/2/1	Survey No. 208/2/1	Open Plot Road
	South	18.00 Mtr. Wide Road	18.00 Mtr. Wide Road	18.00 Mtr. Wide Road	Sunrise Road
	East	Plot No. 2	Plot No. 3	Plot No. 3 & Open Plot	Open Plot
	West	Survey No.	Plot No. 1	Survey No. 208 (pt)	Internal Road & Open

	208/1 (pt)	Plot							
14.1	Dimensions of the site	N. A. as the land is irregular in shape							
		A As per the Deed							
		B Actuals							
	North	-							
	South	-							
	East	-							
	West	-							
14.2	Latitude, Longitude & Co-ordinates of property	: 19°56'16.1"N 73°45'49.6"E							
14.	Extent of the site	: Total Plot area – 3600.00 Sq. M. (As per Approved Plan & As per RERA Certificate) Structure - As per table attached to the report							
15.	Extent of the site considered for Valuation (least of 14A& 14B)	: Total Plot area – 3600.00 Sq. M. (As per Approved Plan & As per RERA Certificate) Structure - As per table attached to the report							
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: N.A. Building Construction work is in progress							
II CHARACTERISTICS OF THE SITE									
1.	Classification of locality	: Middle class							
2.	Development of surrounding areas	: Good							
3.	Possibility of frequent flooding/ sub-merging	: No							
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by							
5.	Level of land with topographical conditions	: Plain							
6.	Shape of land	: Rectangular							
7.	Type of use to which it can be put	: For Residential Cum Commercial purpose							
8.	Any usage restriction	: Residential Cum Commercial							
9.	Is plot in town planning approved layout?	: Copy of Approved Building Plan No. B2 / BP / 173 / 2023 date 17.10.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik Approved upto: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td rowspan="4" style="text-align: center;">Ground (part) + Stilt (part) + 1st to 7th Upper Floors.</td> </tr> <tr> <td>2 / B to D</td> </tr> <tr> <td>3 / E</td> </tr> <tr> <td>4 / F to H</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A	Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.	2 / B to D	3 / E	4 / F to H
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2 / B to D									
3 / E									
4 / F to H									
10.	Corner plot or intermittent plot?	: Intermittent							
11.	Road facilities	: Yes							
12.	Type of road available at present	: B. T. Road							
13.	Width of road – is it below 20 ft. or more than 20	: 18.00 Mtr. Wide Road							



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	ft.											
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Total Plot area – 3600.00 Sq. M. (As per Approved Plan & As per RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 30,000.00 per Sq. M. for Residential ₹ 5,800.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>3600.00</td> <td>5800</td> <td>2,08,80,000.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3600.00	5800	2,08,80,000.00
As per Approved Plan & RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
3600.00	5800	2,08,80,000.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential Cum Commercial									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC Framed Structure									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	Building No. / Wing		Number of Floors									
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	2 / B to D		Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.									
	3 / E		Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.									
	4 / F to H		Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.									
	e) Plinth area floor-wise	:	As per table attached to the report									

f)	Condition of the building	:								
i)	Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress							
ii)	Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress							
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Building Plan No. B2 / BP / 173 / 2023 date 17.10.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik							
h)	Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td rowspan="4">Ground (part) + Still (part) + 1st to 7th Upper Floors</td> </tr> <tr> <td>2 / B to D</td> </tr> <tr> <td>3 / E</td> </tr> <tr> <td>4 / F to H</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A	Ground (part) + Still (part) + 1 st to 7 th Upper Floors	2 / B to D	3 / E	4 / F to H
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2 / B to D										
3 / E										
4 / F to H										
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes							
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.							

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N.A
3.	Superstructure	:	R.C.C. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Aluminum sliding window with Mosquito Net.
5.	RCC Works	:	R.C.C. Framed Structure
6.	Plastering	:	Proposed Cement Plastering
7.	Flooring, Skirting, dado	:	Proposed Vitrified tile Flooring, Dado Tile
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Marble
9.	Roofing including weather proof course	:	R.C.C.
10.	Drainage	:	Connected to Municipal Sewerage System
2.	Compound Wall	:	
	Height	:	Proposed 5' BBM Masonry
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	Proposed Concealed Electrical wiring
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Proposed ordinary
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-



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4.	Plumbing installation	
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

Proposed Concealed Plumbing

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:
1. Building No. 1, A-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft. (A)	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony + Terrace Area) (B)							
1	101	1	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
2	102	1	2 BHK	574	183	757	833	4300	32,55,100	30,92,345	26,04,080	7000
3	103	1	2 BHK	500	182	682	750	4300	29,32,600	27,85,970	23,46,080	6000
4	104	1	2 BHK	490	150	640	704	4300	27,52,000	26,14,400	22,01,600	5500
5	201	2	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
6	202	2	2 BHK	574	108	682	750	4300	29,32,600	27,85,970	23,46,080	6000
7	203	2	2 BHK	500	182	682	750	4300	29,32,600	27,85,970	23,46,080	6000
8	204	2	2 BHK	490	150	640	704	4300	27,52,000	26,14,400	22,01,600	5500
9	301	3	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
10	302	3	2 BHK	574	108	682	750	4300	29,32,600	27,85,970	23,46,080	6000
11	303	3	2 BHK	500	182	682	750	4300	29,32,600	27,85,970	23,46,080	6000
12	304	3	2 BHK	490	150	640	704	4300	27,52,000	26,14,400	22,01,600	5500
13	401	4	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
14	402	4	2 BHK	574	108	682	750	4300	29,32,600	27,85,970	23,46,080	6000
15	403	4	2 BHK	500	182	682	750	4300	29,32,600	27,85,970	23,46,080	6000
16	404	4	2 BHK	490	150	640	704	4300	27,52,000	26,14,400	22,01,600	5500
17	501	5	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
18	502	5	2 BHK	574	108	682	750	4300	29,32,600	27,85,970	23,46,080	6000
19	503	5	2 BHK	500	182	682	750	4300	29,32,600	27,85,970	23,46,080	6000
20	504	5	2 BHK	490	150	640	704	4300	27,52,000	26,14,400	22,01,600	5500
21	601	6	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
22	602	6	2 BHK	574	108	682	750	4300	29,32,600	27,85,970	23,46,080	6000
23	603	6	2 BHK	500	182	682	750	4300	29,32,600	27,85,970	23,46,080	6000
24	604	6	2 BHK	490	150	640	704	4300	27,52,000	26,14,400	22,01,600	5500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony + Terrace Area)							
				(A)	(B)	(A + B)						
25	701	7	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
26	702	7	2 BHK	574	108	682	750	4300	29,32,600	27,85,970	23,46,080	6000
27	703	7	2 BHK	500	182	682	750	4300	29,32,600	27,85,970	23,46,080	6000
28	704	7	2 BHK	490	150	640	704	4300	27,52,000	26,14,400	22,01,600	5500
Total				14742	3848	18590	20449		7,99,37,000	7,59,40,150	6,39,49,600	

2. Building No. 2, B-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony)							
				(A)	(B)	(A + B)						
1	101	1	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
2	102	1	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
3	103	1	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
4	104	1	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
5	201	2	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
6	202	2	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
7	203	2	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
8	204	2	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
9	301	3	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
10	302	3	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
11	303	3	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
12	304	3	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
13	401	4	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
14	402	4	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
15	403	4	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
16	404	4	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
17	501	5	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
18	502	5	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
19	503	5	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
20	504	5	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft. (A)	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony) (B)							
21	601	6	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
22	602	6	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
23	603	6	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
24	604	6	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
25	701	7	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
26	702	7	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
27	703	7	1 BHK	412	37	449	494	4300	19,30,700	18,34,165	15,44,560	4000
28	704	7	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
Total				10507	1687	12194	13413		5,24,34,200	4,98,12,490	4,19,47,360	

3. Building No. 2, C-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft. (A)	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony) (B)							
1	101	1	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
2	102	1	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
3	103	1	1 BHK	355	69	424	466	4300	18,23,200	17,32,040	14,58,560	4000
4	104	1	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
5	201	2	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
6	202	2	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
7	203	2	1 BHK	355	69	424	466	4300	18,23,200	17,32,040	14,58,560	4000
8	204	2	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
9	301	3	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
10	302	3	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
11	303	3	1 BHK	355	69	424	466	4300	18,23,200	17,32,040	14,58,560	4000
12	304	3	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
13	401	4	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
14	402	4	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
15	403	4	1 BHK	355	69	424	466	4300	18,23,200	17,32,040	14,58,560	4000
16	404	4	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
17	501	5	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
18	502	5	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
19	503	5	1 BHK	355	69	424	466	4300	18,23,200	17,32,040	14,58,560	4000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony)							
				(A)	(B)	(A + B)						
20	504	5	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
21	601	6	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
22	602	6	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
23	603	6	1 BHK	355	69	424	466	4300	18,23,200	17,32,040	14,58,560	4000
24	604	6	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
25	701	7	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
26	702	7	1 BHK	388	37	425	468	4300	18,27,500	17,36,125	14,62,000	4000
27	703	7	1 BHK	355	69	424	466	4300	18,23,200	17,32,040	14,58,560	4000
28	704	7	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
Total				10402	1470	11872	13059		5,10,49,600	4,84,97,120	4,08,39,680	

4. Building No. 2, D-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony)							
				(A)	(B)	(A + B)						
1	101	1	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
2	102	1	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
3	103	1	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
4	104	1	1 BHK	388	67	455	501	4300	19,56,500	18,58,675	15,65,200	4000
5	201	2	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
6	202	2	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
7	203	2	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
8	204	2	1 BHK	388	67	455	501	4300	19,56,500	18,58,675	15,65,200	4000
9	301	3	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
10	302	3	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
11	303	3	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
12	304	3	1 BHK	388	67	455	501	4300	19,56,500	18,58,675	15,65,200	4000
13	401	4	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
14	402	4	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
15	403	4	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
16	404	4	1 BHK	388	67	455	501	4300	19,56,500	18,58,675	15,65,200	4000
17	501	5	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
18	502	5	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft. (A)	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony) (B)							
19	503	5	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
20	504	5	1 BHK	388	67	455	501	4300	19,56,500	18,58,675	15,65,200	4000
21	601	6	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
22	602	6	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
23	603	6	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
24	604	6	1 BHK	388	67	455	501	4300	19,56,500	18,58,675	15,65,200	4000
25	701	7	1 BHK	355	67	422	464	4300	18,14,600	17,23,870	14,51,680	4000
26	702	7	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
27	703	7	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
28	704	7	1 BHK	388	67	455	501	4300	19,56,500	18,58,675	15,65,200	4000
Total				12229	2506	14735	16209		6,33,60,500	6,01,92,475	5,06,88,400	

5. Building No. 3, E-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft. (A)	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony + Terrace Area) (B)							
1	101	1	2 BHK	477	164	641	705	4300	27,56,300	26,18,485	22,05,040	5500
2	102	1	2 BHK	507	274	781	859	4300	33,58,300	31,90,385	26,86,640	7000
3	103	1	2 BHK	515	159	674	741	4300	28,98,200	27,53,290	23,18,560	6000
4	104	1	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
5	201	2	2 BHK	477	164	641	705	4300	27,56,300	26,18,485	22,05,040	5500
6	202	2	2 BHK	507	167	674	741	4300	28,98,200	27,53,290	23,18,560	6000
7	203	2	2 BHK	515	159	674	741	4300	28,98,200	27,53,290	23,18,560	6000
8	204	2	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
9	301	3	2 BHK	477	164	641	705	4300	27,56,300	26,18,485	22,05,040	5500
10	302	3	2 BHK	507	167	674	741	4300	28,98,200	27,53,290	23,18,560	6000
11	303	3	2 BHK	515	159	674	741	4300	28,98,200	27,53,290	23,18,560	6000
12	304	3	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
13	401	4	2 BHK	477	164	641	705	4300	27,56,300	26,18,485	22,05,040	5500
14	402	4	2 BHK	507	167	674	741	4300	28,98,200	27,53,290	23,18,560	6000
15	403	4	2 BHK	515	159	674	741	4300	28,98,200	27,53,290	23,18,560	6000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft. (A)	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony + Terrace Area) (B)							
16	404	4	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
17	501	5	2 BHK	477	164	641	705	4300	27,56,300	26,18,485	22,05,040	5500
18	502	5	2 BHK	507	167	674	741	4300	28,98,200	27,53,290	23,18,560	6000
19	503	5	2 BHK	515	159	674	741	4300	28,98,200	27,53,290	23,18,560	6000
20	504	5	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
21	601	6	2 BHK	477	164	641	705	4300	27,56,300	26,18,485	22,05,040	5500
22	602	6	2 BHK	507	167	674	741	4300	28,98,200	27,53,290	23,18,560	6000
23	603	6	2 BHK	515	159	674	741	4300	28,98,200	27,53,290	23,18,560	6000
24	604	6	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
25	701	7	2 BHK	477	164	641	705	4300	27,56,300	26,18,485	22,05,040	5500
26	702	7	2 BHK	507	167	674	741	4300	28,98,200	27,53,290	23,18,560	6000
27	703	7	2 BHK	515	159	674	741	4300	28,98,200	27,53,290	23,18,560	6000
28	704	7	2 BHK	542	99	641	705	4300	27,56,300	26,18,485	22,05,040	5500
Total				14287	4230	18517	20369		7,96,23,100	7,56,41,945	6,36,98,480	

6. Building No. 4, F-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft. (A)	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony Area) (B)							
1	101	1	1 BHK	355	68	423	465	4300	18,18,900	17,27,955	14,55,120	4000
2	102	1	1 BHK	376	62	438	482	4300	18,83,400	17,89,230	15,06,720	4000
3	103	1	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
4	104	1	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
5	105	1	1 BHK	404	34	438	482	4300	18,83,400	17,89,230	15,06,720	4000
6	106	1	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
7	201	2	1 BHK	355	68	423	465	4300	18,18,900	17,27,955	14,55,120	4000
8	202	2	1 BHK	376	62	438	482	4300	18,83,400	17,89,230	15,06,720	4000
9	203	2	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
10	204	2	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
11	205	2	1 BHK	404	34	438	482	4300	18,83,400	17,89,230	15,06,720	4000



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft. (A)	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony Area) (B)							
12	206	2	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
13	301	3	1 BHK	355	68	423	465	4300	18,18,900	17,27,955	14,55,120	4000
14	302	3	1 BHK	376	62	438	482	4300	18,83,400	17,89,230	15,06,720	4000
15	303	3	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
16	304	3	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
17	305	3	1 BHK	404	34	438	482	4300	18,83,400	17,89,230	15,06,720	4000
18	306	3	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
19	401	4	1 BHK	355	68	423	465	4300	18,18,900	17,27,955	14,55,120	4000
20	402	4	1 BHK	376	62	438	482	4300	18,83,400	17,89,230	15,06,720	4000
21	403	4	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
22	404	4	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
23	405	4	1 BHK	404	34	438	482	4300	18,83,400	17,89,230	15,06,720	4000
24	406	4	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
25	501	5	1 BHK	355	68	423	465	4300	18,18,900	17,27,955	14,55,120	4000
26	502	5	1 BHK	376	62	438	482	4300	18,83,400	17,89,230	15,06,720	4000
27	503	5	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
28	504	5	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
29	505	5	1 BHK	404	34	438	482	4300	18,83,400	17,89,230	15,06,720	4000
30	506	5	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
31	601	6	1 BHK	355	68	423	465	4300	18,18,900	17,27,955	14,55,120	4000
32	602	6	1 BHK	376	62	438	482	4300	18,83,400	17,89,230	15,06,720	4000
33	603	6	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
34	604	6	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
35	605	6	1 BHK	404	34	438	482	4300	18,83,400	17,89,230	15,06,720	4000
36	606	6	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
37	701	7	1 BHK	355	68	423	465	4300	18,18,900	17,27,955	14,55,120	4000
38	702	7	1 BHK	376	62	438	482	4300	18,83,400	17,89,230	15,06,720	4000
39	703	7	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
40	704	7	1 BHK	386	62	448	493	4300	19,26,400	18,30,080	15,41,120	4000
41	705	7	1 BHK	404	34	438	482	4300	18,83,400	17,89,230	15,06,720	4000
42	706	7	1 BHK	322	100	422	464	4300	18,14,600	17,23,870	14,51,680	4000
Total				15603	2716	18319	20151		7,87,71,700	7,48,33,115	6,30,17,360	

7. Building No. 4, G-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft. (A)	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony Area) (B)							
1	101	1	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
2	102	1	1 BHK	355	66	421	463	4300	18,10,300	17,19,785	14,48,240	4000
3	103	1	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
4	104	1	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
5	201	2	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
6	202	2	1 BHK	355	66	421	463	4300	18,10,300	17,19,785	14,48,240	4000
7	203	2	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
8	204	2	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
9	301	3	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
10	302	3	1 BHK	355	66	421	463	4300	18,10,300	17,19,785	14,48,240	4000
11	303	3	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
12	304	3	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
13	401	4	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
14	402	4	1 BHK	355	66	421	463	4300	18,10,300	17,19,785	14,48,240	4000
15	403	4	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
16	404	4	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
17	501	5	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
18	502	5	1 BHK	355	66	421	463	4300	18,10,300	17,19,785	14,48,240	4000
19	503	5	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
20	504	5	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
21	601	6	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
22	602	6	1 BHK	355	66	421	463	4300	18,10,300	17,19,785	14,48,240	4000
23	603	6	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
24	604	6	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
25	701	7	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
26	702	7	1 BHK	355	66	421	463	4300	18,10,300	17,19,785	14,48,240	4000
27	703	7	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
28	704	7	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
Total				10395	1414	11809	12990		5,07,78,700	4,82,39,765	4,06,22,960	



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8. Building No. 4, H-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (Total Area A + B) + 10%	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft. (A)	Other Area in Sq. Ft. (Encl. Balcony + Open Balcony Area) (B)							
1	101	1	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
2	102	1	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
3	103	1	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
4	104	1	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
5	201	2	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
6	202	2	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
7	203	2	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
8	204	2	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
9	301	3	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
10	302	3	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
11	303	3	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
12	304	3	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
13	401	4	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
14	402	4	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
15	403	4	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
16	404	4	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
17	501	5	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
18	502	5	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
19	503	5	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
20	504	5	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
21	601	6	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
22	602	6	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
23	603	6	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
24	604	6	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
25	701	7	1 BHK	387	35	422	464	4300	18,14,600	17,23,870	14,51,680	4000
26	702	7	2 BHK	516	98	614	675	4300	26,40,200	25,08,190	21,12,160	5500
27	703	7	2 BHK	488	126	614	675	4300	26,40,200	25,08,190	21,12,160	5500
28	704	7	1 BHK	356	66	422	464	4300	18,14,600	17,23,870	14,51,680	4000
Total				12229	2275	14504	15954		6,23,67,200	5,92,48,840	4,98,93,760	

Summary of the Project:

Building No. / Wing	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
1 / A	2 BHK – 28	18590	20449	7,99,37,000.00	7,59,40,150.00	6,39,49,600.00
2 / B	1 BHK - 28	12194	13413	5,24,34,200.00	4,98,12,490.00	4,19,47,360.00
2 / C	1 BHK - 28	11872	13059	5,10,49,600.00	4,84,97,120.00	4,08,39,680.00
2 / D	1 BHK - 14 2 BHK – 14 Total - 28	14735	16209	6,33,60,500.00	6,01,92,475.00	5,06,88,400.00
3 / E	2 BHK – 28	18517	20369	7,96,23,100.00	7,56,41,945.00	6,36,98,480.00
4 / F	1 BHK – 42	18319	20151	7,87,71,700.00	7,48,33,115.00	6,30,17,360.00
4 / G	1 BHK - 28	11809	12990	5,07,78,700.00	4,82,39,765.00	4,06,22,960.00
4 / H	1 BHK - 14 2 BHK – 14 Total - 28	14504	15954	6,23,67,200.00	5,92,48,840.00	4,98,93,760.00
Total	238	120540	132594	51,83,22,000.00	49,24,05,900.00	41,46,57,600.00

Particulars	Market Value (₹)
Fair Market Value as on date	51,83,22,000.00
Realizable Value as on date	49,24,05,900.00
Distress Sale Value as on date	41,46,57,600.00
Cost of Construction (Total Built up area x Rate) 132594 Sq. Ft. x ₹ 2300.00	30,49,66,200.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	



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Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part – D	Amenities	
Part – E	Pavement	
Part – F	Services	
Fair Market Value as on date in ₹		₹ 51,83,22,000.00
Realizable Value as on date in ₹		₹ 49,24,05,900.00
Distress Sale Value as on date in ₹		₹ 41,46,57,600.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development commercial and residential application in the locality etc. We estimate ₹ 4,300.00 per Sq. Ft. on Carpet Area for valuation.



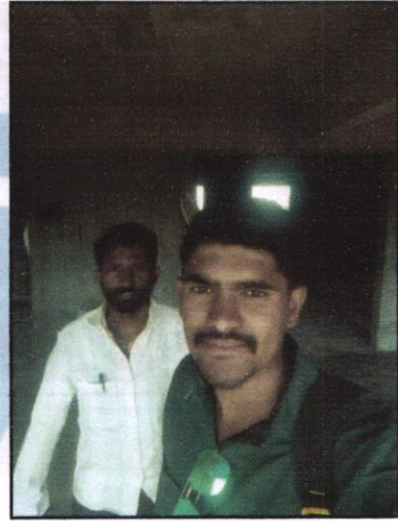
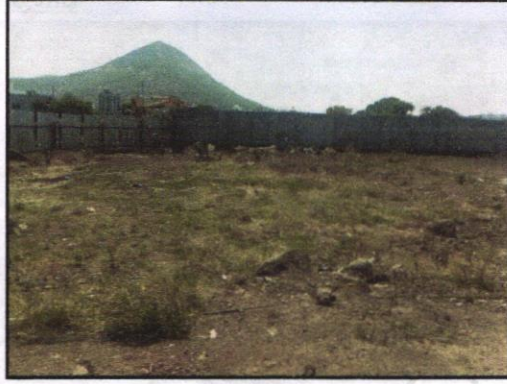
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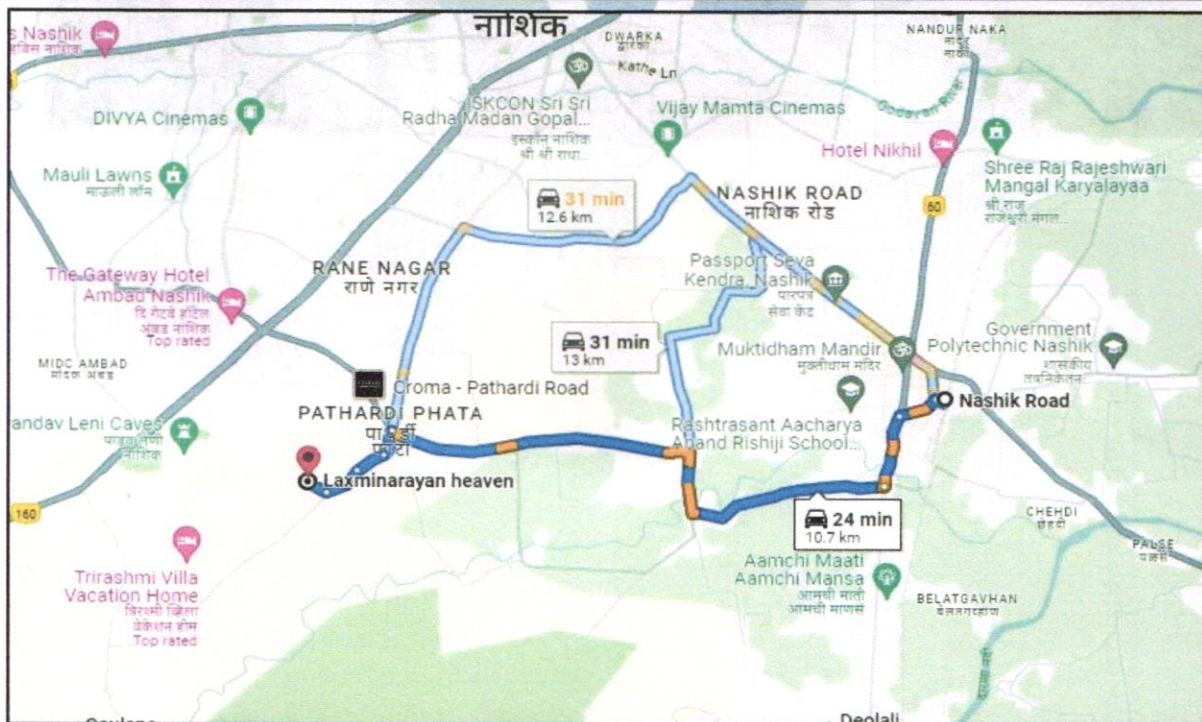
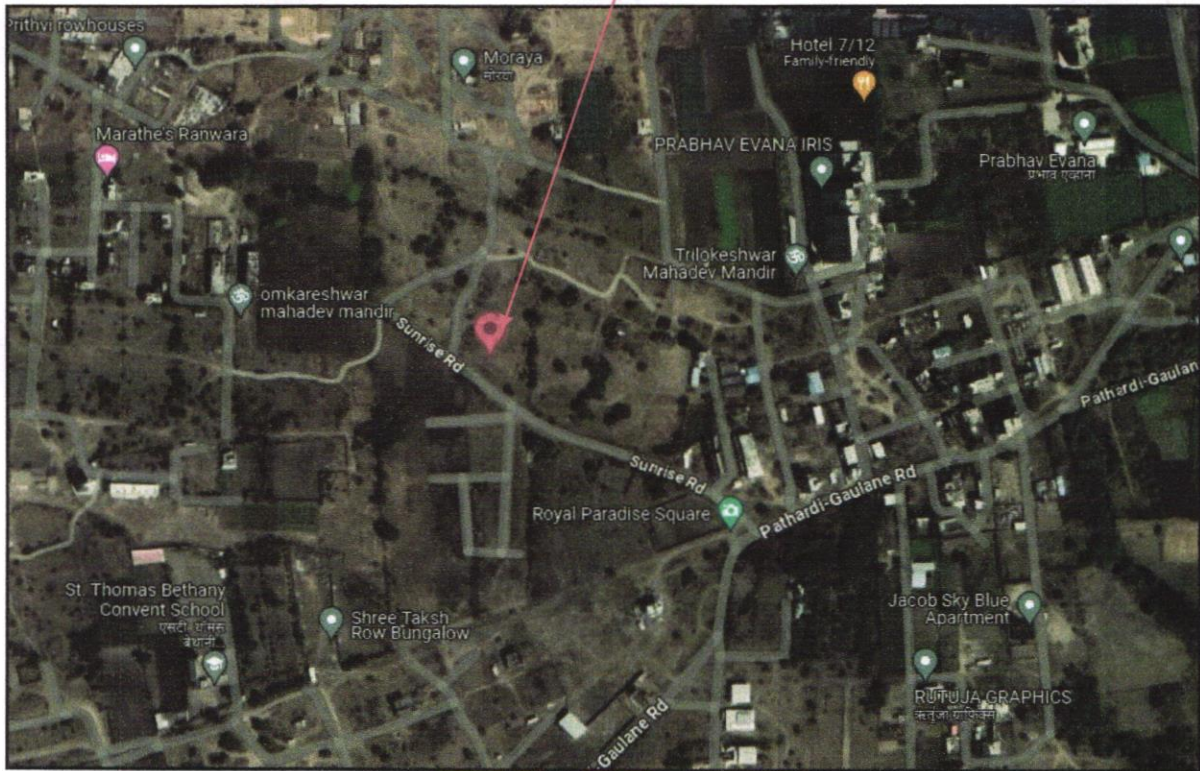


Actual Site Photographs



Route Map of the property

Site ulr



Latitude Longitude: 19°56'16.1"N 73°45'49.6"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik– 10.7 Km.)




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Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Search By: Survey No Location

Enter Survey No: 208

उपविभाग	खुली जमीन	निवासी सदनिका	वॉकीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
19.13.- पायडी गावठाणाकडून गौळाणेकडे जाणारा रस्त्यावरील रहिवास विभागातील मिळकती	5800	30000	34500	37500	0	चौ. मीटर	सर्व्हे नंबर

Sales Instances

724539 18-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. नाशिक 7 दस्त क्रमांक : 724/2024 नोंदणी : Regn:63m
गावाचे नाव : पाथर्डी - 1		
(1)विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट	
(2)मोबदला	1600000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1506000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती: मौजे पाथर्डी 1 ता. जि. नाशिक येथील सर्व्हे नंबर 290/9/प्लॉट/28/29,(जुना स. नं. 290/1+2+3+4/8/1/28 व 290/1+2+3+4/8/1/28)प्लॉट नं. 28,29 यासी क्षेत्र 1295.28 चौ. मी. यांसी सिटी सर्व्हे नंबर 6103/अ/26 व 6103/अ/28 यावर बांधलेल्या कामधेनु प्राईड अपार्टमेंट यासी क्षेत्र इमारतीमधील दुसऱ्या मजल्यावरील फ्लॅट नंबर 208 यांसी क्षेत्र 35.89 चौ. मी. कार्पेट व बाल्कनी क्षेत्र4.97 चौ. मी. सदर प्रकल्पाचे घोषणापत्रामध्ये उल्लेखकेल्या प्रमाणे सामाईकात मालकी हक्क.((Survey Number : 290/9/प्लॉट/28/29 ;))	
(5) क्षेत्रफळ	35.89 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-धवल पटेल - वय:-39 पत्ता:-प्लॉट नं: फ्लॅट नं. 9, , माळा नं: अश्विन नगर , इमारतीचे नाव: अमी बन्सरी हाईटस अपार्टमेंट, , ब्लॉक नं: न्यु सिडको, नाशिक , रोड नं: अश्विन सेक्टर,, महाराष्ट्र, णास:ईक्र. पिन कोड:-422009 पॅन नं:-AHMPP9078J	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोमनाथ बाळू बोडके वय:-42; पत्ता:-प्लॉट नं: फ्लॅट नंबर 208, , माळा नं: सर्व्हे नंबर 290.9/प्लॉट/28/29 प्लॉट नं. 28, 29,, इमारतीचे नाव: कामधेनु प्राईड अपार्टमेंट, , ब्लॉक नं: पाथर्डी नाशिक , रोड नं: पाथर्डी शिवार, , महाराष्ट्र, णास:ईक्र. पिन कोड:-422009 पॅन नं:- ARSPB1948B 2): नाव:-गया सोमनाथ बोडके वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नंबर 208, , माळा नं: सर्व्हे नंबर 290.9/प्लॉट/28/29 प्लॉट नं. 28, 29, , इमारतीचे नाव: कामधेनु प्राईड अपार्टमेंट, , ब्लॉक नं: पाथर्डी नाशिक, रोड नं: पाथर्डी शिवार, , महाराष्ट्र, NASHIK. पिन कोड:-422009 पॅन नं:- BXDPB6218C	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	724/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		

Sales Instances

5462539	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. नाशिक 7
18-05-2024		दस्त क्रमांक : 5462/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : पाथर्डी - 1		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	1500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1445000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दतील मौजे पाथर्डी 1 या गावचे शिवारातील सर्व्हे नं. 208/6 या पैकी बिनशेती प्लॉट नं.1/2 यासी एकुण क्षेत्र36 आर 00 चौ.मी.(सिटी सर्व्हे नं. 643)या मिळकती वर बांधण्यात येत असलेल्या लक्ष्मीनारायण हेवन या नावाने ओळखल्या जाणा-या इमारती मधील बिल्डींग नं.2 पैकी बी विंग इमारती मधील सहाव्या मजल्या वरील फ्लॉट नं. 603 यासी कार्पेट क्षेत्र 38.27 चौ.मी.व सदर फ्लॉट लगत बाल्कनी यांसी कार्पेट क्षेत्र 3.42 चौ.मी. असे एकुण कार्पेट क्षेत्र 41.69 चौ.मी.((Survey Number : 208/6 ;))	
(5) क्षेत्रफळ	41.69 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सहजानंद बिल्डर्स अँड डेव्हलपर्स भागीदारी फर्म तर्फे भागीदार विपूल रवजीभाई नवापरिया स्वता करीता व भाविका विपूलभाई नवापरिया यांचे तर्फे जनरल मुखत्यार म्हणुन वय:-44 पत्ता:-प्लॉट नं. प्लॉट नं. 36, माळा नं. , इमारतीचे नाव: धर्मभक्ती, ब्लॉक नं: गणेश कॉलनी , अंबड शिवार , रोड नं: अंबडखुर्द . ता. जि. नाशिक, महाराष्ट्र, णास:ईक्र. पिन कोड:-422009 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्ञानेश्वर यशवंतराव अंभुरे वय:-39; पत्ता:-प्लॉट नं: फ्लॉट नं. 1, माळा नं. , इमारतीचे नाव: चेतना वृंदावन अपार्टमेंट , ब्लॉक नं: दीपाली नगर , रोड नं: पाथर्डी नाशिक, महाराष्ट्र, णास:ईक्र. पिन कोड:-422009 पॅन नं:- 2): नाव:-कुंता ज्ञानेश्वर अंभुरे वय:-39; पत्ता:-प्लॉट नं: फ्लॉट नं. 1, माळा नं. , इमारतीचे नाव: चेतना वृंदावन अपार्टमेंट , ब्लॉक नं: दीपाली नगर , रोड नं: पाथर्डी नाशिक, महाराष्ट्र, णास:ईक्र. पिन कोड:-422009 पॅन नं:-	
(9) दस्तऐवज करून दित्याचा दिनांक	08/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5462/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	90000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15000	
(14)शेरा		



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Price Indicators Projects nearby Locality

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Flats in Pathardi Phata > 2 BHK Flats in Pathardi Phata > 35 to 40 Lakh

Posted on Apr 10, 2024 | Under Construction

₹40.5 Lac @ 3,799 per sq.ft
Estimated EMI ₹32,345

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in/>

Overview Owner Details Price Trends Registry Record Explore Locality Recomr >

2BHK 2Baths
Flat/Apartment for Sale
in RAGHAV HEIGHT, Pathardi Phata, Nashik, Maharashtra

Area
Super Built up area 1066 sq.ft. (99.03 sq.m.)

Price
₹40.5 Lac + Govt. Charges & Tax @ 3,799 per sq.ft.

Floor Number
3rd of 6 Floors

Possession in
Within 3 months

Configuration
2 Bedrooms , 2 Bathrooms, 2 Balconies

Address
RAGHAV HEIGHT
Pathardi Phata, Nashik

Facing
East

Property (6)

Photos (1/5)

Why should you consider this property?

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Flats in Pathardi Phata > 2 BHK Flats in Pathardi Phata > 35 to 40 Lakh

Posted on Apr 02, 2024 | Under Construction

₹25 Lac @ 3,846 per sq.ft
Estimated EMI ₹19,968

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in/>

Overview Owner Details Price Trends Explore Locality Recommendations Article >

2BHK 2Baths
Flat/Apartment for Sale
in Comfort Zone, Pathardi Phata, Nashik, Maharashtra

Area
Super Built up area 650 sq.ft. (60.19 sq.m.)

Price
₹25 Lac @ 3,846 per sq.ft.

Floor Number
4th of 4 Floors

Possession in
By 2024

Configuration
2 Bedrooms , 2 Bathrooms, 1 Balcony

Address
Comfort Zone
Pathardi Phata, Nashik

Property (2)

Photos (1/2)

Why should you consider this property?



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Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1309 Sq-ft

₹ 50.8 Lac EMI - ₹ 23k | [Get Loan offers from 34+ banks](#)

3 BHK 1309 Sq-ft Flat For Sale **Pathardi Phata, Nashik**

+31 Photos

3 Beds |
 3 Baths |
 1 Covered Parking |
 Unfurnished

Super Built-Up Area 1309 sqft ₹ 3.881/sqft	Developer Gajra Associates	Project Gajra Nandanvan
Transaction Type New Property	Status Under Construction	Lift 1
Furnished Status Unfurnished	Car Parking 1 Covered	

Contact Builder
Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup	₹ 50.8 Lac ₹ 1.5 Lac One-Time
Booking Amount	₹ 1.0 Lac
RERA ID	P51600030714
Address	Pathardi Phata, Nashik, Maharashtra

Price Indicators Projects nearby Locality


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > Pathardi Phata > Apartment in Pathardi Phata > 1 BHK > 665 Sq-ft

₹ 23.5 Lac | EMI - ₹ 11k | [Get Loan offers from 34+ banks](#)

1 BHK 665 Sq-ft Flat For Sale in [Pathardi Phata, Nashik](#)

⋮



🛏 1 Bed | 🚿 1 Bath | 🏡 2 Balconies | 🏠 Unfurnished

<p>Carpet Area 450 sqft - ₹ 5,224/sqft</p>	<p>Floor 2 (Out of 6 Floors)</p>	<p>Transaction Type New Property</p>
<p>Additional Rooms 1 Store Room</p>	<p>Facing East</p>	<p>Furnished Status Unfurnished</p>
<p>Type Of Ownership Freehold</p>	<p>Age Of Construction Under Construction</p>	

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 23.5 Lac
Booking Amount	₹ 51,000
Address	signas hospital opposite, Pathardi Phata, Nashik, Maharashtra
Landmarks	signas hospital

Price Indicators


Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹35.0 Lac EMI - ₹16k | [Get pre-approved loan](#)

2 BHK 950 Sq-ft Flat For Sale in **Pathardi Phata, Nashik**

⋮



🛏 2 Beds |
 🚿 2 Baths |
 🏠 2 Balconies |
 🚗 1 Covered Parking

Carpet Area 800 sqft - ₹4.375/sqft	Floor 2 (Out of 7 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Facing East	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold

Contact Agent

Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup	₹35 Lac ₹2,000 Monthly
Booking Amount	₹51,000
Address	pathardi phata, Pathardi Phata, Nashik, Maharashtra
Landmarks	nr by signas hospital


Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

[Home](#) > [Property for Sale in Nashik](#) > [Flats for Sale in Nashik](#) > [Flats for Sale in Pathardi Phata](#) > [3 BHK Flats for Sale in Pathardi Phata](#) > [1622 Sq-ft](#)

₹ 69.0 Lac EMI - ₹ 31k | [How much loan can I get?](#)

1622 Sq-ft 3 BHK Flat For Sale in [Pathardi Phata, Nashik](#)



3 Beds
 3 Baths
 2 Balconies
 Unfurnished

Carpet Area
1125 sqft -
₹ 6.133/sqft

Floor
5 (Out of 5 Floors)

Transaction Type
New Property

Facing
North

Furnished Status
Unfurnished

Type Of Ownership
Freehold

Age Of Construction
Under Construction

+3 Photos

Newly Constructed Property

Contact Owner
Get Phone No.

Last contact made 2 days ago

More Details

Price Breakup	₹ 69 Lac
Booking Amount	₹ 5.0 Lac
Address	Jolly Vista plot No 20 khanderao Nagar Behind Hotel Express inn Nashik, Pathardi Phata, Nashik, Maharashtra
Landmarks	Hari Vishva Hotel Express inn


Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Save Time & Money with MB Prime
Find the right Property by calling Upto 35 Owners directly
Join Prime @ 50% OFF

₹35.0 Lac EMI - ₹ 16k | [Can I afford it?](#) ⋮

892 Sq-ft 2 BHK Flat For Sale in [Pathardi Phata, Nashik](#)



1 Photos

2 Beds
 2 Baths
 2 Balconies
 Unfurnished

Super Built-Up Area	Floor	Transaction Type
892 sqft - ₹3,924/sqft	5 (Out of 5 Floors)	New Property
Facing	Furnished Status	Type Of Ownership
North - East	Unfurnished	Freehold
Age Of Construction		
Under Construction		

✔ Newly Constructed Property

Contact Owner
Get Phone No.

More Details

Price Breakup	₹35 Lac
Address	Nr.Shell petrol pump, patherdi road, Pathardi Phata, Nashik, Maharashtra



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Nashik

Date: 18.05.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.18 13:04:46 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 18.05.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 17.05.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Sahajanand Builders And Developers
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sachin Raundal – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 17.05.2024 Valuation Date - 18.05.2024 Date of Report - 18.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.05.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th May 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Sahajanand Builders And Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Sahajanand Builders And Developers**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



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Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.18 13:05:16 +05'30'

Auth. Sign.



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Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Nashik/04/2024/8781/2306370

Date: 18.05.2024

Remarks:

1. This APF is based on sanctioned plan copy provided by SBI.
2. Construction stage is calculated as per no of floors sanctioned.
3. Rate derived in report is basic rate and on Carpet area.
4. Flat area (Carpet area) considered in APF report is provided by Sanctioned Building Plan/RERA.
5. Builder taking (carpet to build up) loading factor 35% for residential flat.
6. We have not considered legal charges, Stamp duty for valuation

We have considered Market Approach for Valuation and Composite Method Valuation. // We here by declare that Parking space, Infra structure charges, MSEB Charges, Water Charges, One Time Maintenance Charges, and GST is not considered while arriving at valuation of the unit.

Place: Nashik

Date: 18.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.18 13:08:18 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98903 80564

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📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S), India

☎ +91 22 47495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in